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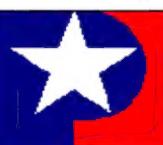
0013

0004.0

Map

Block

Lot

1 of 1  
CARDCondominium  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
253,500 / 253,500  
253,500 / 253,500  
253,500 / 253,500
**Patriot**  
Properties Inc.

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City    |
|----|--------|--------------------------|
| 13 |        | OLD COLONY LN, ARLINGTON |

| OWNERSHIP                               | Unit #: | 4 |
|---|---------|---|
| Owner 1: OLD COLONY REALTY PARTNERS LLC |         |   |
| Owner 2:                                |         |   |
| Owner 3:                                |         |   |

|                               |  |
|-------------------------------|--|
| Street 1: 60 PLEASANT ST #G12 |  |
| Street 2:                     |  |

|                     |        |
|---------------------|--------|
| Twn/City: ARLINGTON |        |
| St/Prov: MA         | Cntry: |
| Postal: 02476       | Type:  |

| PREVIOUS OWNER                       |
|--------------------------------------|
| Owner 1: CARR DAVID W/EXECUTOR -     |
| Owner 2: ESTATE OF DAVID P WILFERT - |
| Street 1: 4 NEWMAN WAY               |
| Twn/City: ARLINGTON                  |
| St/Prov: MA                          |
| Postal: 02476                        |

| NARRATIVE DESCRIPTION  |
|--|
| This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 730 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms. |

| OTHER ASSESSMENTS               |
|---------------------------------|
| Code Descrip/No Amount Com. Int |

| PROPERTY FACTORS        |
|-------------------------|
| Item Code Description % |
| Z R5 APTS LOW           |
| o                       |
| n                       |
| Census:                 |
| Flood Haz:              |
| D                       |
| s                       |
| t                       |

| BUILDING PERMITS  |
|---|
| Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment |

| ACTIVITY INFORMATION           |
|--------------------------------|
| Date Result By Name            |
| 10/11/2017 Measured DGM D Mann |
| 5/6/2000 197 PATRIOT           |

| LAND SECTION (First 7 lines only)   |
|---|
| Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt % Spec J Fact Use Value Notes |

|      |             |      |             |                    |           |           |           |            |            |      |       |             |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |
|------|-------------|------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Code | Description | Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 102  | Condo       |      | 0           | Sq. Ft.            | Site      |           |           | 0          | 0.         | 0.00 | 6039  |             |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |

|                                |                                |                          |                          |                          |
|--------------------------------|--------------------------------|--------------------------|--------------------------|--------------------------|
| Sign: <input type="checkbox"/> | VERIFICATION OF VISIT NOT DATA | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------------|--------------------------------|--------------------------|--------------------------|--------------------------|

|                      |                |                 |       |                      |                             |                                  |                             |
|----------------------|----------------|-----------------|-------|----------------------|-----------------------------|----------------------------------|-----------------------------|
| Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: <input type="text"/> | Spl Credit: <input type="text"/> | Total: <input type="text"/> |
|----------------------|----------------|-----------------|-------|----------------------|-----------------------------|----------------------------------|-----------------------------|

|   |  |      |
|---|--|------|
| Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. | Database: AssessPro - ArchiveProArling | apro |
|---|--|------|

|                                 |                   |   |     |                                    |                         |      |     |                     |            |     |     |                        |              |           |            |              |              |        |         |        |    |  |  |  |  |
|---------------------------------|-------------------|---|-----|------------------------------------|-------------------------|------|-----|---------------------|------------|-----|-----|------------------------|--------------|-----------|------------|--------------|--------------|--------|---------|--------|----|--|--|--|--|
| <b>EXTERIOR INFORMATION</b>     |                   |   |     | <b>BATH FEATURES</b>               |                         |      |     | <b>COMMENTS</b>     |            |     |     | <b>SKETCH</b>          |              |           |            |              |              |        |         |        |    |  |  |  |  |
| Type: 7                         | - Condo Garden    |   |     | Full Bath: 1                       | Rating: Average         |      |     | Building Number 13. |            |     |     |                        |              |           |            |              |              |        |         |        |    |  |  |  |  |
| Sty Ht: 1                       | - 1 Story         |   |     | A Bath:                            | Rating:                 |      |     |                     |            |     |     |                        |              |           |            |              |              |        |         |        |    |  |  |  |  |
| (Liv) Units: 1                  | Total: 1          |   |     | 3/4 Bath:                          | Rating:                 |      |     |                     |            |     |     |                        |              |           |            |              |              |        |         |        |    |  |  |  |  |
| Foundation: 3                   | - BrickorStone    |   |     | A 3QBth:                           | Rating:                 |      |     |                     |            |     |     |                        |              |           |            |              |              |        |         |        |    |  |  |  |  |
| Frame: 2                        | - Steel           |   |     | 1/2 Bath: 0                        | Rating: Average         |      |     |                     |            |     |     |                        |              |           |            |              |              |        |         |        |    |  |  |  |  |
| Prime Wall: 7                   | - Brick           |   |     | A HBth:                            | Rating:                 |      |     |                     |            |     |     |                        |              |           |            |              |              |        |         |        |    |  |  |  |  |
| Sec Wall:                       |                   |   |     | OthrFix:                           | Rating:                 |      |     |                     |            |     |     |                        |              |           |            |              |              |        |         |        |    |  |  |  |  |
| Roof Struct: 2                  | - Hip             |   |     | <b>OTHER FEATURES</b>              |                         |      |     |                     |            |     |     |                        |              |           |            |              |              |        |         |        |    |  |  |  |  |
| Roof Cover: 1                   | - Asphalt Shgl    |   |     | Kits: 1                            | Rating: Average         |      |     |                     |            |     |     |                        |              |           |            |              |              |        |         |        |    |  |  |  |  |
| Color: BRICK                    |                   |   |     | A Kits:                            | Rating:                 |      |     |                     |            |     |     |                        |              |           |            |              |              |        |         |        |    |  |  |  |  |
| View / Desir: N                 | - NONE            |   |     | Fpl: 0                             | Rating: Average         |      |     |                     |            |     |     |                        |              |           |            |              |              |        |         |        |    |  |  |  |  |
| <b>GENERAL INFORMATION</b>      |                   |   |     | WSFlue:                            | Rating:                 |      |     |                     |            |     |     |                        |              |           |            |              |              |        |         |        |    |  |  |  |  |
| Grade: C                        | - Average         |   |     | <b>CONDOS INFORMATION</b>          |                         |      |     |                     |            |     |     |                        |              |           |            |              |              |        |         |        |    |  |  |  |  |
| Year Blt: 1965                  | Eff Yr Blt:       |   |     | Location: R                        | - Rear                  |      |     |                     |            |     |     |                        |              |           |            |              |              |        |         |        |    |  |  |  |  |
| Alt LUC:                        | Alt %:            |   |     | Total Units:                       |                         |      |     |                     |            |     |     |                        |              |           |            |              |              |        |         |        |    |  |  |  |  |
| Jurisdict:                      | Fact: .           |   |     | Floor: 1                           | - 1st Floor             |      |     |                     |            |     |     |                        |              |           |            |              |              |        |         |        |    |  |  |  |  |
| Const Mod:                      |                   |   |     | % Own: 0.552500010                 |                         |      |     |                     |            |     |     |                        |              |           |            |              |              |        |         |        |    |  |  |  |  |
| Lump Sum Adj:                   |                   |   |     | Name: 24                           | - 6039                  |      |     |                     |            |     |     |                        |              |           |            |              |              |        |         |        |    |  |  |  |  |
| <b>INTERIOR INFORMATION</b>     |                   |   |     | <b>DEPRECIATION</b>                |                         |      |     | <b>REMODELING</b>   |            |     |     | <b>RES BREAKDOWN</b>   |              |           |            |              |              |        |         |        |    |  |  |  |  |
| Avg Ht/FL: STD                  |                   |   |     | Phys Cond: AV                      | - Average               |      |     | 30.                 | %          |     |     | Exterior:              |              |           |            |              |              |        |         |        |    |  |  |  |  |
| Prim Int Wal: 2                 | - Plaster         |   |     | Functional:                        |                         |      |     |                     |            |     |     | Interior:              |              |           |            |              |              |        |         |        |    |  |  |  |  |
| Sec Int Wall:                   |                   |   |     | Economic:                          |                         |      |     |                     |            |     |     | Additions:             |              |           |            |              |              |        |         |        |    |  |  |  |  |
| Partition: T                    | - Typical         |   |     | Special:                           |                         |      |     |                     |            |     |     | Kitchen:               |              |           |            |              |              |        |         |        |    |  |  |  |  |
| Prim Floors: 4                  | - Carpet          |   |     | Override:                          |                         |      |     |                     |            |     |     | Baths:                 |              |           |            |              |              |        |         |        |    |  |  |  |  |
| Sec Floors:                     |                   |   |     | Total:                             | 30.6                    |      |     | %                   |            |     |     | Plumbing:              |              |           |            |              |              |        |         |        |    |  |  |  |  |
| Bsmnt Flr:                      |                   |   |     | <b>CALC SUMMARY</b>                |                         |      |     |                     |            |     |     | Electric:              |              |           |            |              |              |        |         |        |    |  |  |  |  |
| Subfloor:                       |                   |   |     | Basic \$ / SQ: 325.00              |                         |      |     |                     |            |     |     | Heating:               |              |           |            |              |              |        |         |        |    |  |  |  |  |
| Bsmnt Gar:                      |                   |   |     | Size Adj.: 1.32191777              |                         |      |     |                     |            |     |     | General:               |              |           |            |              |              |        |         |        |    |  |  |  |  |
| Electric: 3                     | - Typical         |   |     | Const Adj.: 1.06018400             |                         |      |     |                     |            |     |     | <b>SUB AREA</b>        |              |           |            |              |              |        |         |        |    |  |  |  |  |
| Insulation: 2                   | - Typical         |   |     | Adj \$ / SQ: 455.480               |                         |      |     |                     |            |     |     | <b>SUB AREA DETAIL</b> |              |           |            |              |              |        |         |        |    |  |  |  |  |
| Int vs Ext: S                   |                   |   |     | Other Features: 32756              |                         |      |     |                     |            |     |     | Code                   | Description  | Area - SQ | Rate - AV  | Undepr Value | Sub Area     | % Usbl | Descrip | % Type | Qu | # Ten                                    |  |  |  |
| Heat Fuel: 3                    | - Electric        |   |     | Grade Factor: 1.00                 |                         |      |     |                     |            |     |     | GLA                    | Gross Liv Ar | 730       | 455.480    | 332,500      |              |        |         |        |    |  |  |  |  |
| Heat Type: 6                    | - Elec Base/B     |   |     | NBHD Inf: 1.00000000               |                         |      |     |                     |            |     |     |                        |              |           |            |              |              |        |         |        |    |  |  |  |  |
| # Heat Sys: 1                   |                   |   |     | NBHD Mod:                          |                         |      |     |                     |            |     |     |                        |              |           |            |              |              |        |         |        |    |  |  |  |  |
| % Heated: 100                   |                   |   |     | LUC Factor: 1.00                   |                         |      |     |                     |            |     |     |                        |              |           |            |              |              |        |         |        |    |  |  |  |  |
| Solar HW: NO                    | Central Vac: NO   |   |     | Adj Total: 365256                  |                         |      |     |                     |            |     |     |                        |              |           |            |              |              |        |         |        |    |  |  |  |  |
| % Com Wal                       | % Sprinkled       |   |     | Depreciation: 111768               |                         |      |     |                     |            |     |     |                        |              |           |            |              |              |        |         |        |    |  |  |  |  |
|                                 |                   |   |     | Depreciated Total: 253487          |                         |      |     |                     |            |     |     |                        |              |           |            |              |              |        |         |        |    |  |  |  |  |
| <b>MOBILE HOME</b>              |                   |   |     | Make:                              |                         |      |     | Model:              |            |     |     | Serial #:              |              |           |            | Year:        | Color:       |        |         |        |    |  |  |  |  |
| <b>SPEC FEATURES/YARD ITEMS</b> |                   |   |     | <b>PARCEL ID</b> 056.A-0013-0004.0 |                         |      |     |                     |            |     |     |                        |              |           |            | <b>IMAGE</b> |              |        |         |        |    |  |  |  |  |
| Code                            | Description       | A | Y/S | Qty                                | Size/Dim                | Qual | Con | Year                | Unit Price | D/S | Dep | LUC                    | Fact         | NB Fa     | Appr Value | JCod JFact   | Juris. Value |        |         |        |    | <b>AssessPro Patriot Properties, Inc</b> |  |  |  |
| More: N                         | Total Yard Items: |   |     |                                    | Total Special Features: |      |     |                     |            |     |     |                        |              |           |            | Total:       |              |        |         |        |    |  |  |  |  |